Henry-

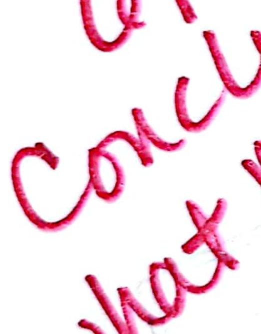
Extension has run out



met on site 6/18/02

Concluded that what Mr Goss had agreed to originally was not reflected on 1st or 2nd PLAN.

he spoke about talking to Buttons and Pete Landry about agreement line



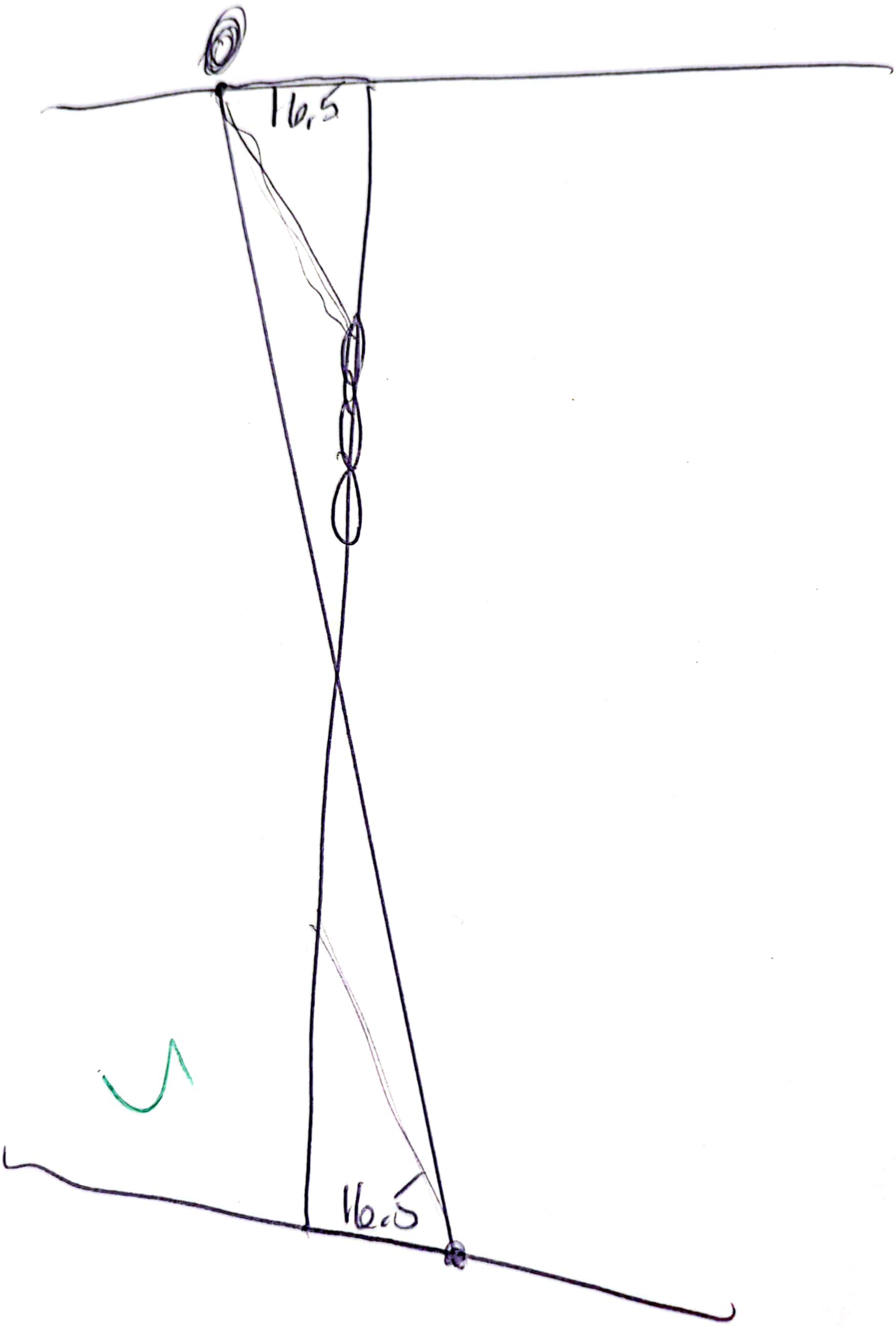
~ this is what he meant to accept

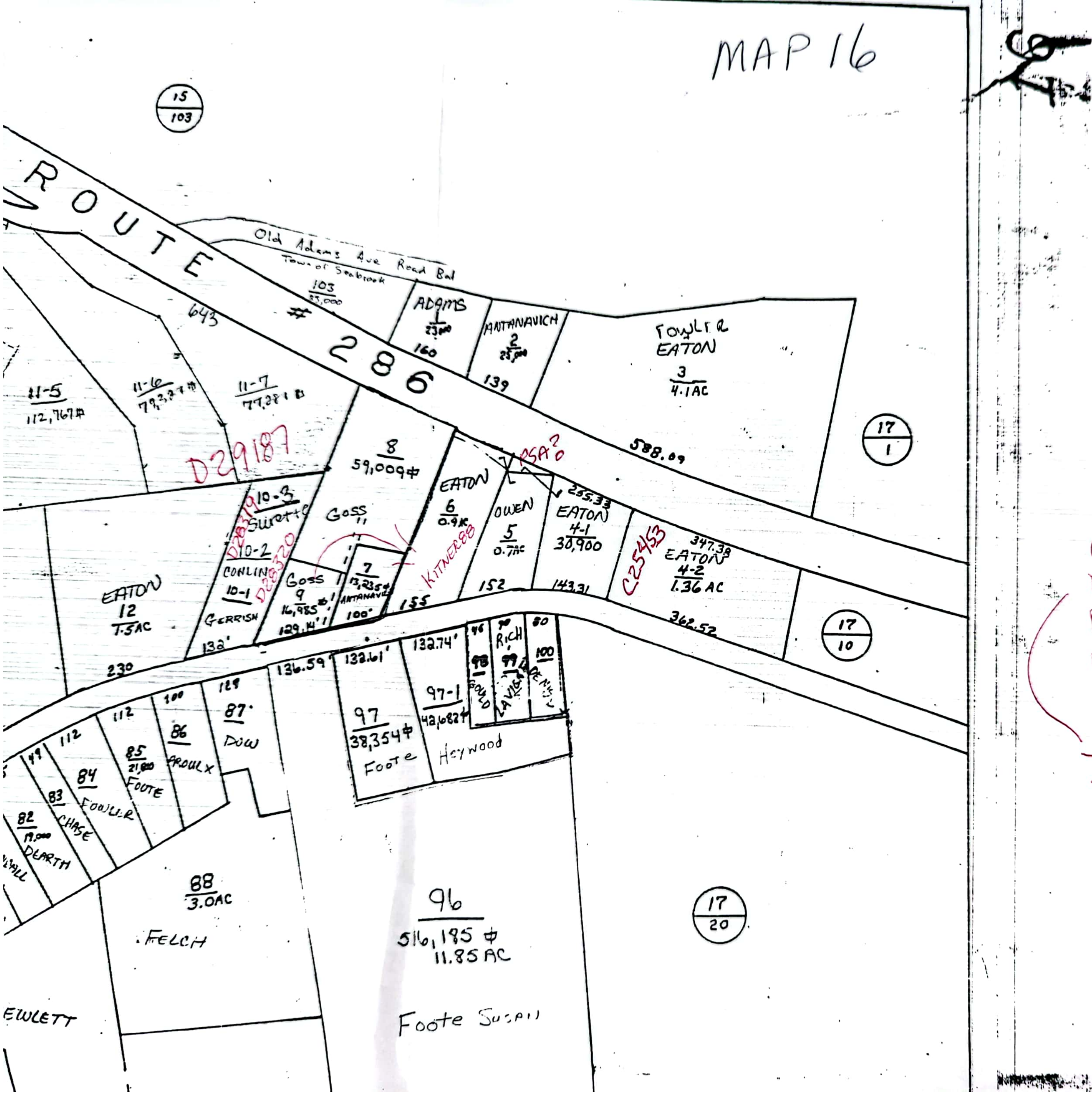
69

76-72-61

69-37-45

34-16


16.5
16.5



C25453
D28320 CONDO
PSA
KITNER88
D28319
D29187

GANZ LAW OFFICE
779 Lafayette Road
Post Office Box 238
Seabrook, New Hampshire 03874-0238

Mary Keohan Ganz*
Alan H. Ganz

*Also admitted in MA

Telephone (603) 474-2737
Facsimile (603) 474-3450

July 20, 2001

Keri J. Marshall, Esquire
MARSHALL LAW OFFICE
47 Depot Road
East Kingston, NH 03827

Re: Edward Goss

Dear Keri:

In follow up to your July 19, 2001 letter, enclosed herein please find a Corrective Quitclaim Deed that I had asked Mr. and Mrs. Goss to sign, along with two (2) an Affidavits. Any help you can give in this matter is greatly appreciated.

Sincerely,

Mary Keohan Ganz

MKG/mar
Enclosures
File: 4550
C:\My Documents\Real Estate\BUTTON, BRIAN 4550\Ltr. to Keri Marshall Encl. Cor. QC Deed & Affidavit 7-20-01.wpd

CORRECTIVE
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **WE, EDWARD H. GOSS, SR.** and **DELTINA GOSS,** husband and wife, of Seabrook, State of New Hampshire

for consideration paid,

***grant to* BRIAN BUTTON,** with a mailing address of 1 MacIntosh Way, Greenland, New Hampshire 03840

with quitclaim covenants, the following described premises:

The land in Seabrook, New Hampshire as set forth on a plan of land entitled "Lot Line Adjustment for Brian Button in Seabrook, NH, Scale 1" = 20' dated June 2000" by Parker Survey Assoc., Inc. and recorded in Rockingham County Registry of Deeds as Plan # D-28319 and further described as follows:

Beginning at a point on South Main Street at property now or formerly of Goss at an iron pin found and traveling North 18° 45' 04" East a distance of 181.92 feet to a point; thence turning and running South 25° 27' 42" West a distance of 52.23 feet to a point; thence turning and running South 22° 05' 24" West a distance of 137.52 feet to a point, said last two courses running along property now or formerly of Button; thence turning and running North 81° 35' 39" East a distance of 15.86 feet along South Main Street to an iron pin found and the point of beginning.

Said area to be transferred according to said plan is 1,495 square feet, more or less.

Being a portion of the same premises conveyed to Grantors by deed of Edward H. Goss, dated January 4, 1989 and recorded in Rockingham County Registry of Deeds at Book 2776, Page 1290.

Grantors release all rights of homestead and other interests therein.

This is a non-contractual transfer.

This deed is given to correct three courses and the square footage which were incorrect on the deed dated July 12, 2000 and recorded at Book 3502, Page 1121, which courses and square footage had been based on an earlier plan that was revised prior to recording.

Witness our hands and seals on this ________ day of ______________________ 2001.

______________________	______________________
Witness	**EDWARD H. GOSS, SR.**
______________________	______________________
Witness	**DELTINA GOSS**

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM ______________________,2001

Then personally appeared before me, **EDWARD H. GOSS, SR.** and **DELTINA GOSS,** known to me or satisfactorily proven to me to be the persons whose names are subscribed on the foregoing instrument and acknowledged that they have executed this instrument freely and

SUPPLEMENTARY AFFIDAVIT

My name is Edward H. Goss, Sr. also known as Edward H. Goss, and upon oath I give the following Affidavit based on my personal knowledge. This Affidavit is a supplement to the Affidavit which I signed on January 3, 1989 and which is recorded in Rockingham County Registry of Deeds at Book 2776, Page 1283 in order to be consistent with New Hampshire Title Standard 7-23:1.

1. Both my father, Frank Perley Goss, and my mother, Gertrude Emma Goss, died intestate.

2. Further, I have been known as Edward H. Goss and also Edward H. Goss, Sr.. There is an error on the plan entitled "Lot Line Adjustment Plan for Brian Button in Seabrook, NH, Scale 1" = 20' dated June 2000, Revised August 2000" by Parker Survey Assoc., Inc. which is recorded in the Rockingham County Registry of Deeds as Plan #D-28319 wherein I am referred to as an owner of record as Edward H. Goss, Jr..

The above facts are true and accurate to the best of my knowledge and belief.

Signed under the pains and penalties of perjury this ___ day of _____________,2001

_______________________ Witness

_______________________ Edward H. Goss, Sr. a/k/a Edward H. Goss

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS. _________________, 2001

Personally appeared the above-named Edward H. Goss, Sr. a/k/a Edward H. Goss, known to me or satisfactorily proven to be the individual whose name is subscribed to the foregoing instrument, and swore to the truth and accuracy of the statements contained herein, before me.

____
Justice of the Peace/Notary Public
My commission expires:_______________.

#4550
C:\My Documents\Word Perfect Docs\Real Estate\Button, Brian (Shelbri Condo) 4550\Goss Supplementary Affidavit.wpd

MARSHALL LAW OFFICE

ATTORNEYS AT LAW

KERI J. MARSHALL, ADMITTED NH, ME
LYNN AABY, ADMITTED NH

July 25, 2001

Franklin Goss
PO Box 363
Seabrook, NH 03874

Re: Condominium

Dear Mr. Goss:

I enclose a corrective quitclaim deed that Mary Ganz is asking that you sign. I realize that you likely disagree with this.

I look forward to learning whether you are willing to execute this and believe we need to discuss this. Have you received the corrected plan? I can't do anything until I have that document.

I look forward to hearing from you if you have any questions.

Very truly yours,

Keri

Keri J. Marshall, Esq.

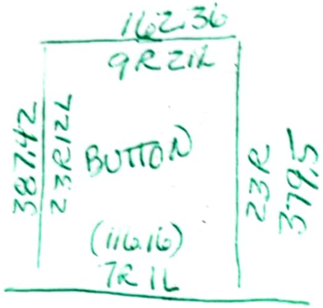
KJM/dmk

cc: File
Ed Goss

47 DEPOT ROAD, EAST KINGSTON, NEW HAMPSHIRE 03827
TEL. 603-642-5311 FAX 603-642-7786 E MAIL- mlaw@nh.ultranet.com

2776-1290
GOSS 100x100



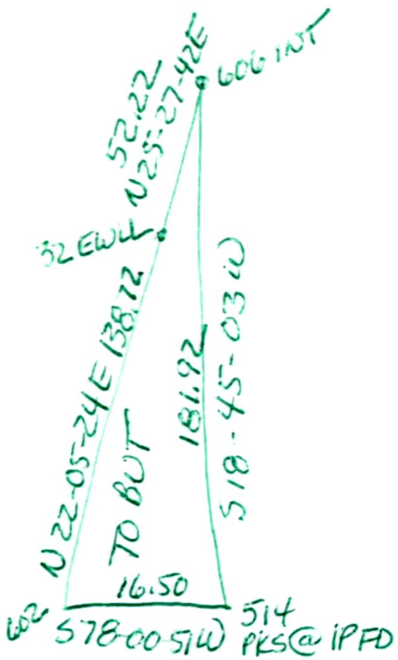


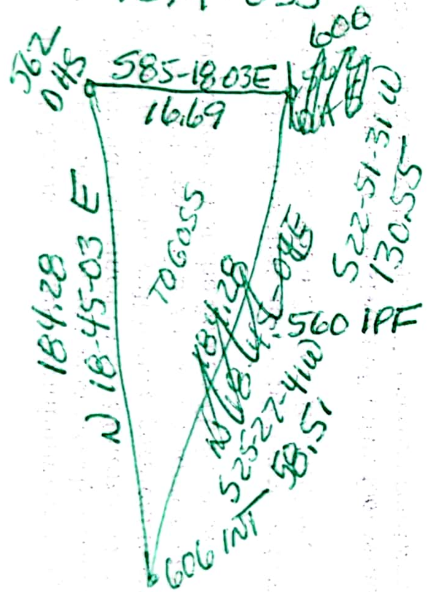
BUTTON
3469-2899

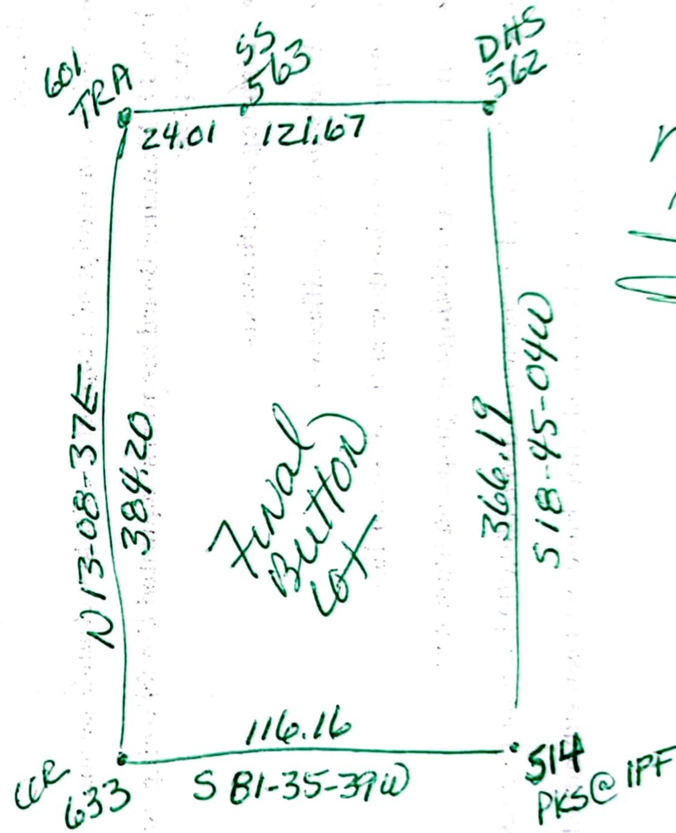
Same
2530-061

Statetaking
1373-296
1374-035

7688







TAX MAP 16 LOT 87

PK PARKER KALON
WATER SHUTOFF
N.Y.B. NOT YET BEGUN
S.C. SUBSTANTIALLY COMPLETE

ZONING

ZONE 2R – RESIDENTIAL
MIN. LOT AREA FOR 2 DWELLINGS = 45,000 SF
MIN. LOT DIMENSIONS:
FRONTAGE = 100'
WIDTH & DEPTH = 100'
MIN.SETBACKS:
FRONT = 20'
SIDE & REAR = 10'

TOTAL AREA

51,600 ± SF
1.18 ± AC

100
= PK NAIL
/. = 100.00

N/F
PROULX & ROBILLIARD

GARY E. PROULX & JULIE A. ROBILLIARD
218 SOUTH MAIN STREET
SEABROOK, NH 03874
TAX MAP 16 LOT 86

OWNER OF RECORD

BRIAN BUTTON
P.O.BOX 753
GREENLAND, NH 03840
(SEE RCR BK: 3469 PG: 2899)
TAX MAP 16 LOT 10

OHU

47

PLAT OF LAND
FOR

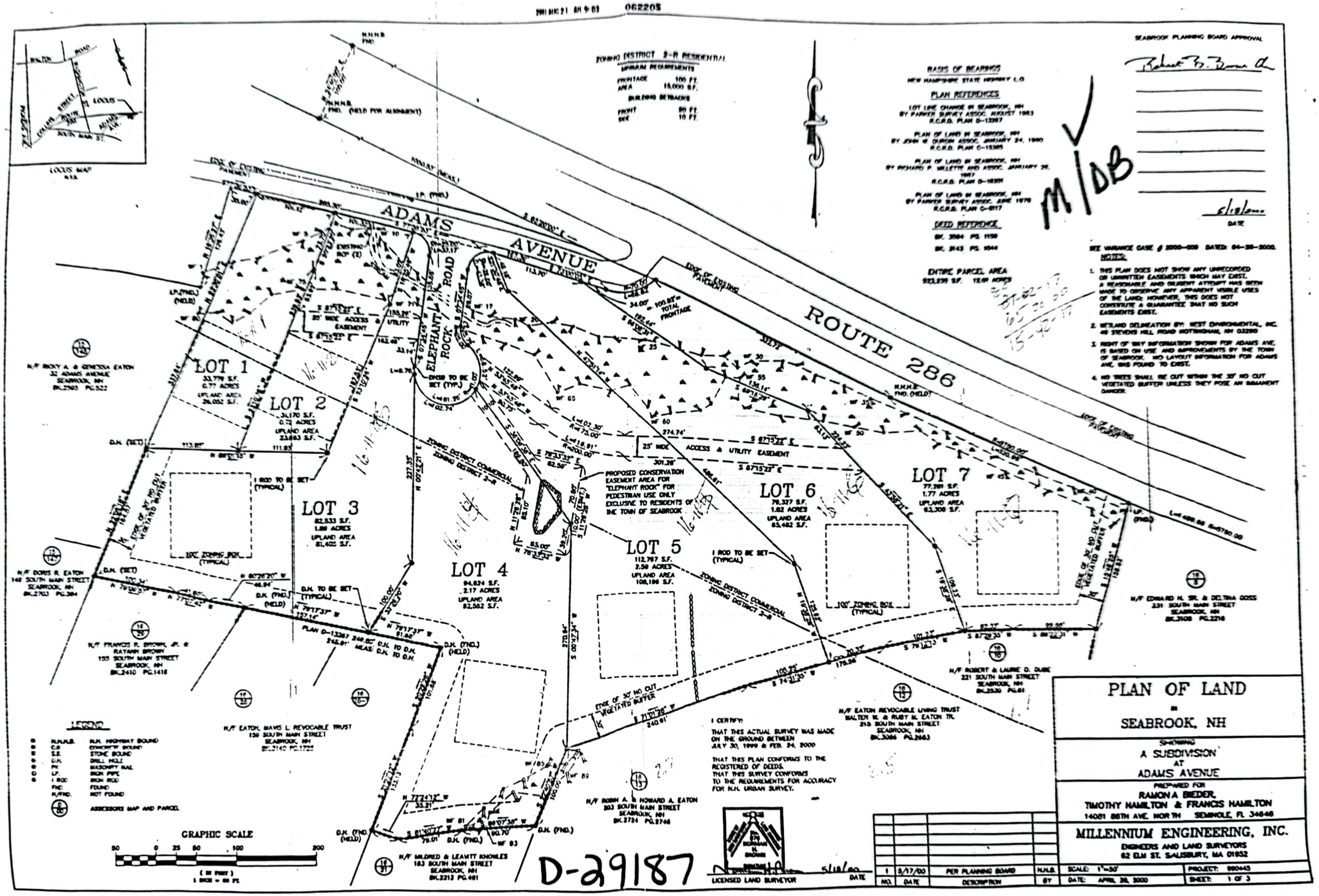
SHELBRI CONDOMINUM ASSOCIATION
IN
SEABROOK, NH

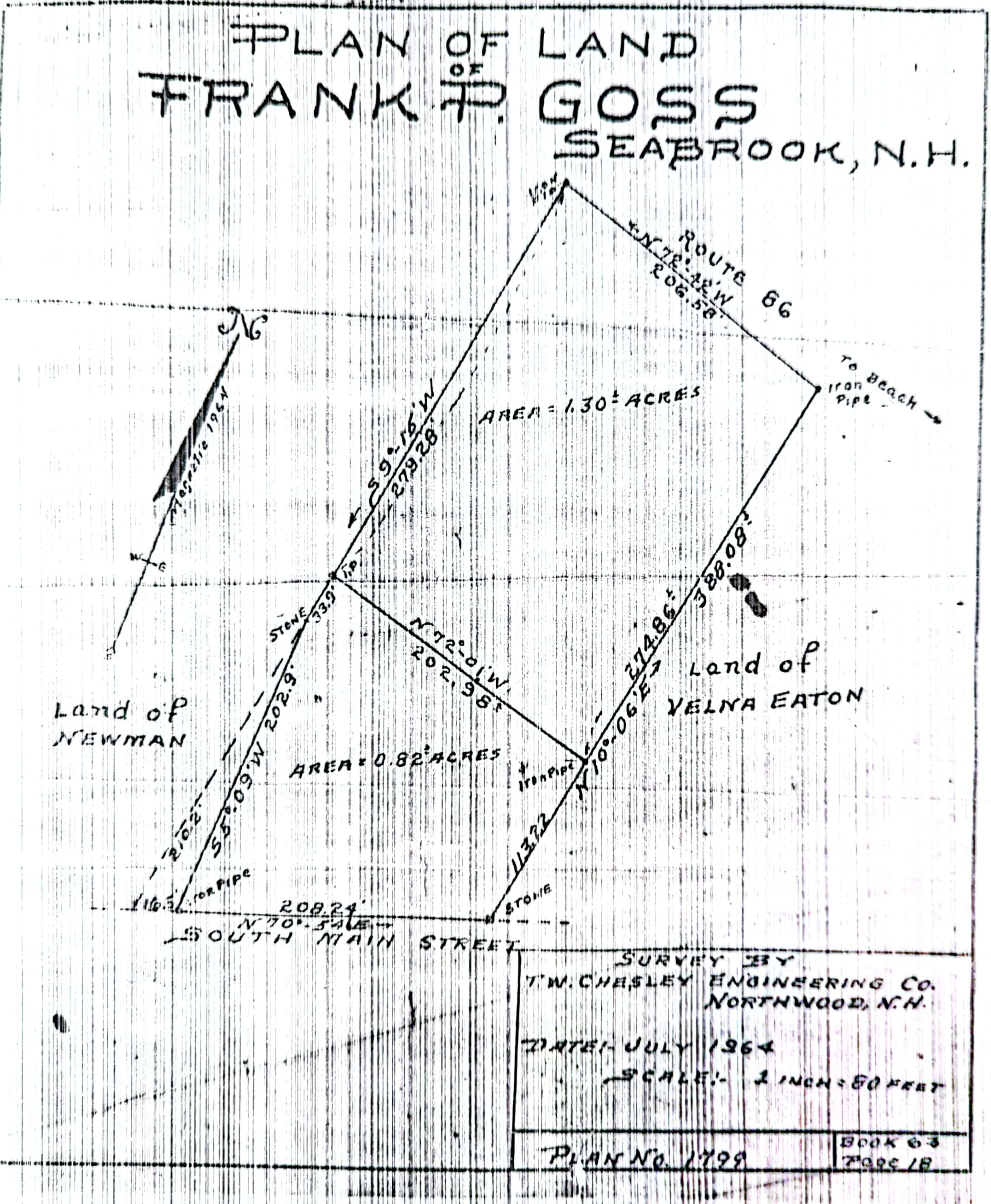
SCALE 1"=20' JUNE, 2000

0 10 20 40 46 80 FEET

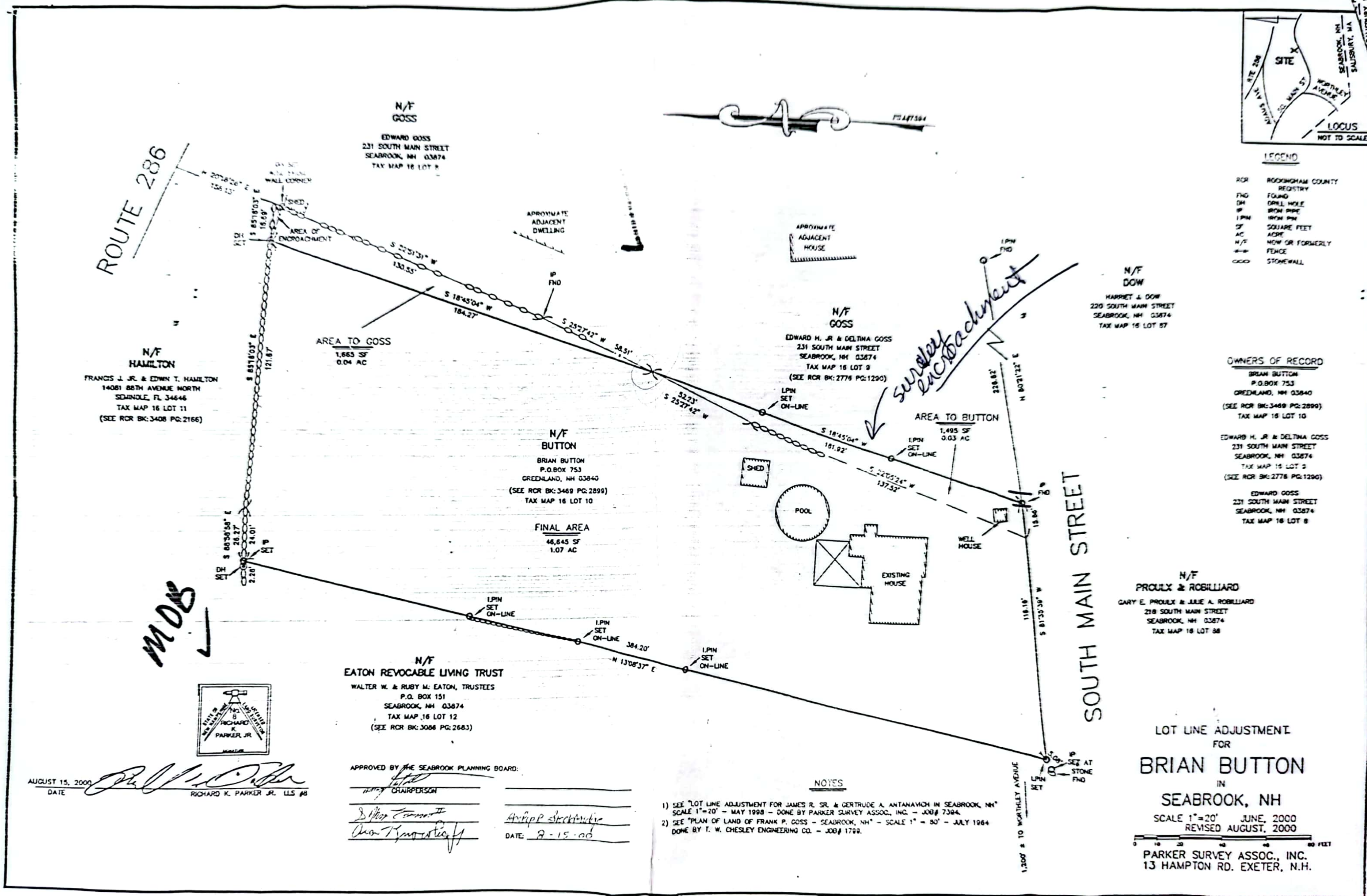
PARKER SURVEY ASSOC., INC.
13 HAMPTON RD. EXETER, N.H.

7688


062205
ZONING DISTRICT 2-R RESIDENTIAL
MINIMUM REQUIREMENTS
FRONTAGE 100 FT.
AREA 15,000 S.F.
BUILDING SETBACKS
FRONT 20 FT.
SIDE 10 FT.
BASIS OF BEARINGS
NEW HAMPSHIRE STATE HIGHWAY L.O.
PLAN REFERENCES
LOT LINE CHANGE IN SEABROOK, NH BY PARKER SURVEY ASSOC. AUGUST 1983 R.C.R.D. PLAN D-13267
PLAN OF LAND IN SEABROOK, NH BY JOHN W. DURGIN ASSOC. JANUARY 24, 1980 R.C.R.D. PLAN C-15385
PLAN OF LAND IN SEABROOK, NH BY RICHARD P. MILLETTE AND ASSOC. JANUARY 28, 1987 R.C.R.D. PLAN D-16301
PLAN OF LAND IN SEABROOK, NH BY PARKER SURVEY ASSOC. JUNE 1979 R.C.R.D. PLAN C-9117
DEED REFERENCE
BK. 3584 PG. 1150
BK. 3143 PG. 1044
ENTIRE PARCEL AREA
523,235 S.F. 12.01 ACRES
SEABROOK PLANNING BOARD APPROVAL
DATE
SEE VARIANCE CASE # 2000-009 DATED: 04-25-2000.
NOTES:
1. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2. WETLAND DELINEATION BY: WEST ENVIRONMENTAL, INC. 48 STEVENS HILL ROAD NOTTINGHAM, NH 03290
3. RIGHT OF WAY INFORMATION SHOWN FOR ADAMS AVE. IS BASED ON USE AND IMPROVEMENTS BY THE TOWN OF SEABROOK. NO LAYOUT INFORMATION FOR ADAMS AVE. WAS FOUND TO EXIST.
4. NO TREES SHALL BE CUT WITHIN THE 30' NO CUT VEGETATED BUFFER UNLESS THEY POSE AN IMMINENT DANGER.
LOCUS MAP
ADAMS AVENUE
ROUTE 286
ELEPHANT ROCK ROAD
LOT 1
33,779 S.F.
0.77 ACRES
LOT 2
31,170 S.F.
0.72 ACRES
LOT 3
82,533 S.F.
1.89 ACRES
LOT 4
94,624 S.F.
2.17 ACRES
LOT 5
112,787 S.F.
2.59 ACRES
LOT 6
79,327 S.F.
1.82 ACRES
LOT 7
77,291 S.F.
1.77 ACRES
25' WIDE ACCESS & UTILITY EASEMENT
ZONING DISTRICT COMMERCIAL
ZONING DISTRICT 2-R
PROPOSED CONSERVATION EASEMENT AREA FOR "ELEPHANT ROCK" FOR PEDESTRIAN USE ONLY EXCLUSIVE TO RESIDENTS OF THE TOWN OF SEABROOK
100' ZONING BOX (TYPICAL)
EDGE OF 30' NO CUT VEGETATED BUFFER
EDGE OF EXISTING PAVEMENT
N/F RICKY A. & GENESSA EATON 32 ADAMS AVENUE SEABROOK, NH
N/F DORIS R. EATON 140 SOUTH MAIN STREET SEABROOK, NH
N/F FRANCIS R. BROWN, JR. & RAYANN BROWN 155 SOUTH MAIN STREET SEABROOK, NH
N/F EATON, MAVIS L. REVOCABLE TRUST 136 SOUTH MAIN STREET SEABROOK, NH
N/F MILDRED & LEAVITT KNOWLES 183 SOUTH MAIN STREET SEABROOK, NH
N/F ROBIN A. & HOWARD A. EATON 203 SOUTH MAIN STREET SEABROOK, NH
N/F EATON REVOCABLE LIVING TRUST WALTER W. & RUBY M. EATON TR. 215 SOUTH MAIN STREET SEABROOK, NH BK.3086 PG.2463
N/F ROBERT & LAURIE D. DUBE 221 SOUTH MAIN STREET SEABROOK, NH
N/F EDWARD H. SR. & DELTINA GOSS 231 SOUTH MAIN STREET SEABROOK, NH
LEGEND
N.H.H.B. N.H. HIGHWAY BOUND
C.B. CONCRETE BOUND
S.B. STONE BOUND
D.H. DRILL HOLE
PK MASONRY NAIL
I.P. IRON PIPE
I ROD IRON ROD
FND. FOUND
N/FND. NOT FOUND
ASSESSORS MAP AND PARCEL
GRAPHIC SCALE
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN JULY 30, 1999 & FEB. 24, 2000
THAT THIS PLAN CONFORMS TO THE REGISTERED OF DEEDS.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.
LICENSED LAND SURVEYOR
DATE
1 5/17/00 PER PLANNING BOARD N.H.B.
NO. DATE DESCRIPTION BY
PLAN OF LAND
IN
SEABROOK, NH
SHOWING
A SUBDIVISION
AT
ADAMS AVENUE
PREPARED FOR
RAMONA BIEDER, TIMOTHY HAMILTON & FRANCIS HAMILTON
14081 88TH AVE. NORTH SEMINOLE, FL 34646
MILLENNIUM ENGINEERING, INC.
ENGINEERS AND LAND SURVEYORS
62 ELM ST. SALISBURY, MA 01952
SCALE: 1"=50'
DATE: APRIL 28, 2000
PROJECT: 990445
SHEET: 1 OF 3
D-29187


PLAN OF LAND
OF
FRANK P. GOSS
SEABROOK, N.H.
ROUTE 66
206.58'
To Beach
Iron Pipe
AREA = 1.30± ACRES
279.28'
Magnetic 1964
N
STONE
33.9
N 72°-01' W
202.95'
Land of
NEWMAN
Land of
VELNA EATON
274.86'
388.08'
N 10°-06' E
AREA = 0.82± ACRES
Iron Pipe
113.22
S 55°-09' W 202.9'
Iron Pipe
16.5
208.24'
SOUTH MAIN STREET
STONE
SURVEY BY
T.W. CHESLEY ENGINEERING CO.
NORTHWOOD, N.H.
DATE:- JULY 1964
SCALE:- 1 INCH = 80 FEET
PLAN No. 1799
BOOK 63
PAGE 18

048720



16-8-0 16-9-0 16-10-0 D-28319 7688

EDWARD H. JR & DELTINA GOSS
231 SOUTH MAIN STREET
SEABROOK, NH 03874
TAX MAP 16 LOT 9
(SEE RCR BK: 2776 PG: 1290)

EDWARD GOSS
231 SOUTH MAIN STREET
SEABROOK, NH 03874
TAX MAP 16 LOT 8

SOUTH MAIN STREET

N/F
PROULX & ROBILLIARD

GARY E. PROULX & JULIE A. ROBILLIARD
218 SOUTH MAIN STREET
SEABROOK, NH 03874
TAX MAP 16 LOT 86

LOT LINE ADJUSTMENT
FOR

BRIAN BUTTON

IN

SEABROOK, NH

SCALE 1"=20' JUNE, 2000

0 10 20 40 40 80 FEET

PARKER SURVEY ASSOC., INC.
13 HAMPTON RD. EXETER, N.H.

NOT FINAL
SEE D28319

7688

June 25, 2002

Franklin Goss
231A South Main Street
Seabrook, NH 03874

RE: Survey

Dear Franklin:

Please know that I have had occasion to speak with a surveyor, Tocky Stockton. She indicates that she has spoken with you and hopefully, there has been some resolution.

She indicates that she will speak with the representative that used to work for Dick Parker to ascertain whether he has any additional information. It now appears that the deed that was prepared for your signature did not reflect the agreement.

I understand that is a somewhat different position than the one you had originally thought i.e., that a deed had been changed after you signed it.

I am copying Tocky on this letter so that she knows my position.

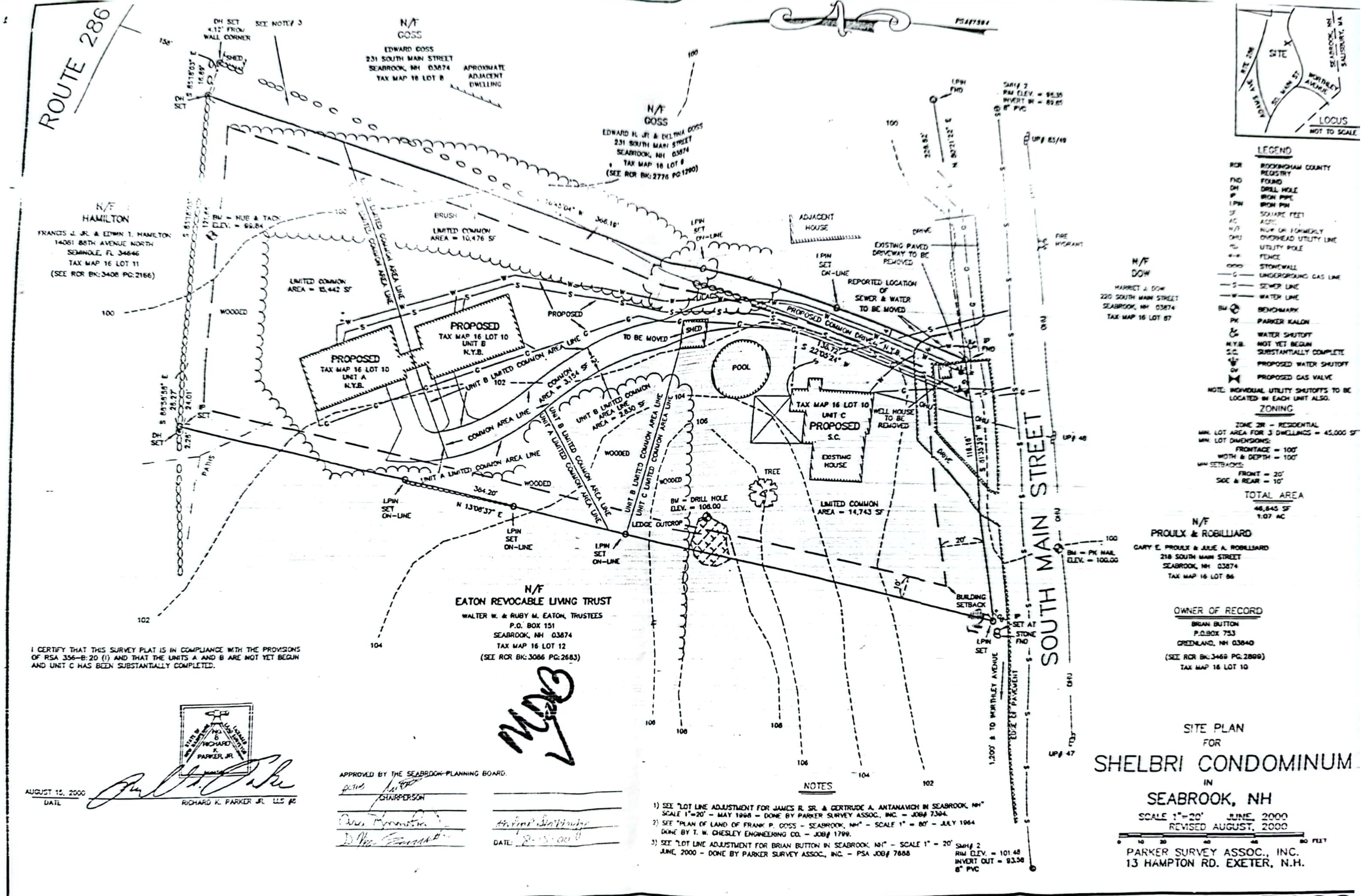
I'll let you know when I hear anything additional.

Very truly yours,

Keri J. Marshall, Esq.

KJM/aap/mb

cc: Tocky Stockton ✓
File



7688

D-28320

16.10-1 16.10-2

FRANKLIN (TODD) GOSS (SON)

EDWARD GOSS (FATHER)

Mary Gaunz Atty
Brothers

Survey encroachments

Edward says his Grandfather (George Dow) swapped a rod for rod.

? ? ? ? ?

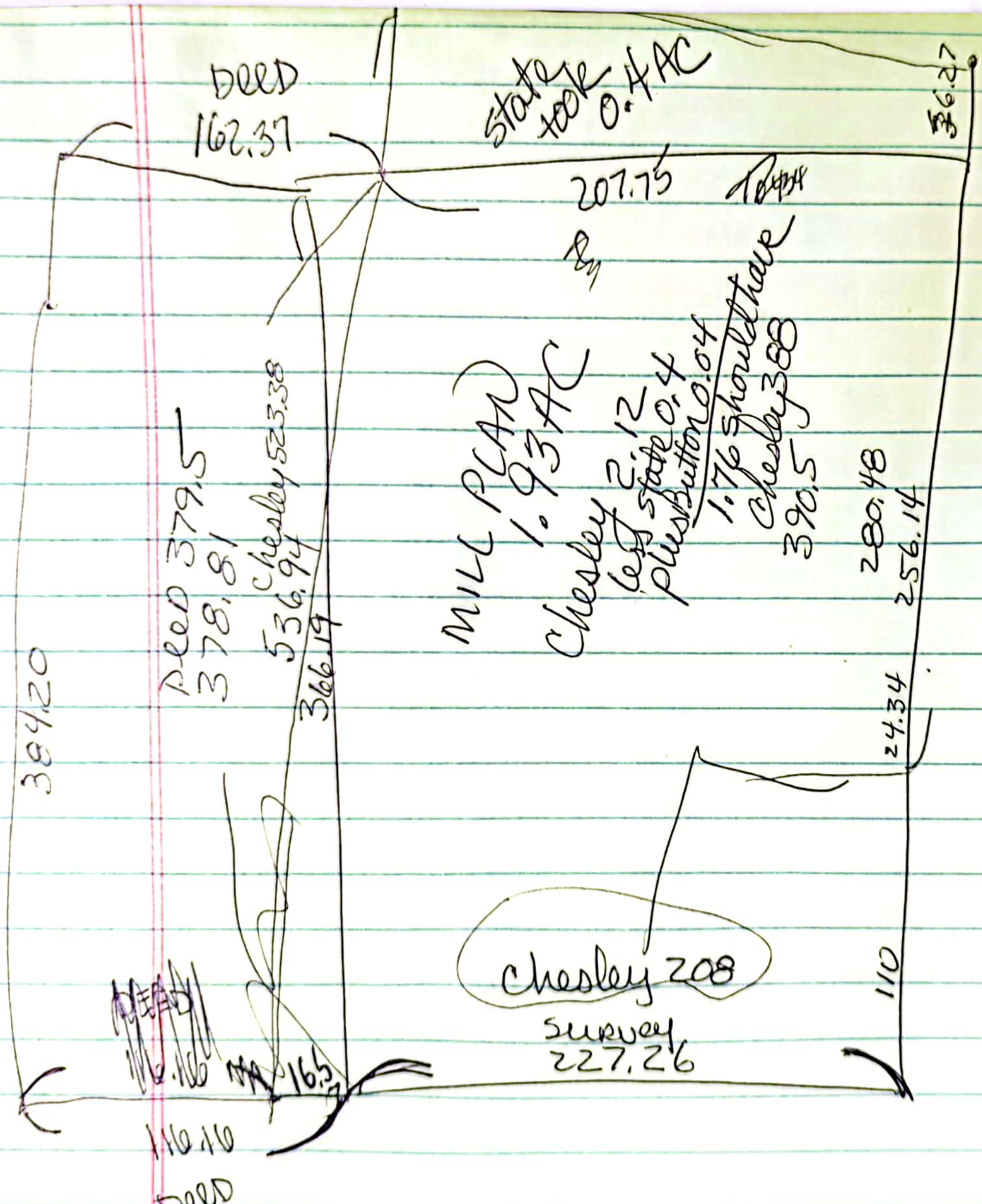
— very confusing —

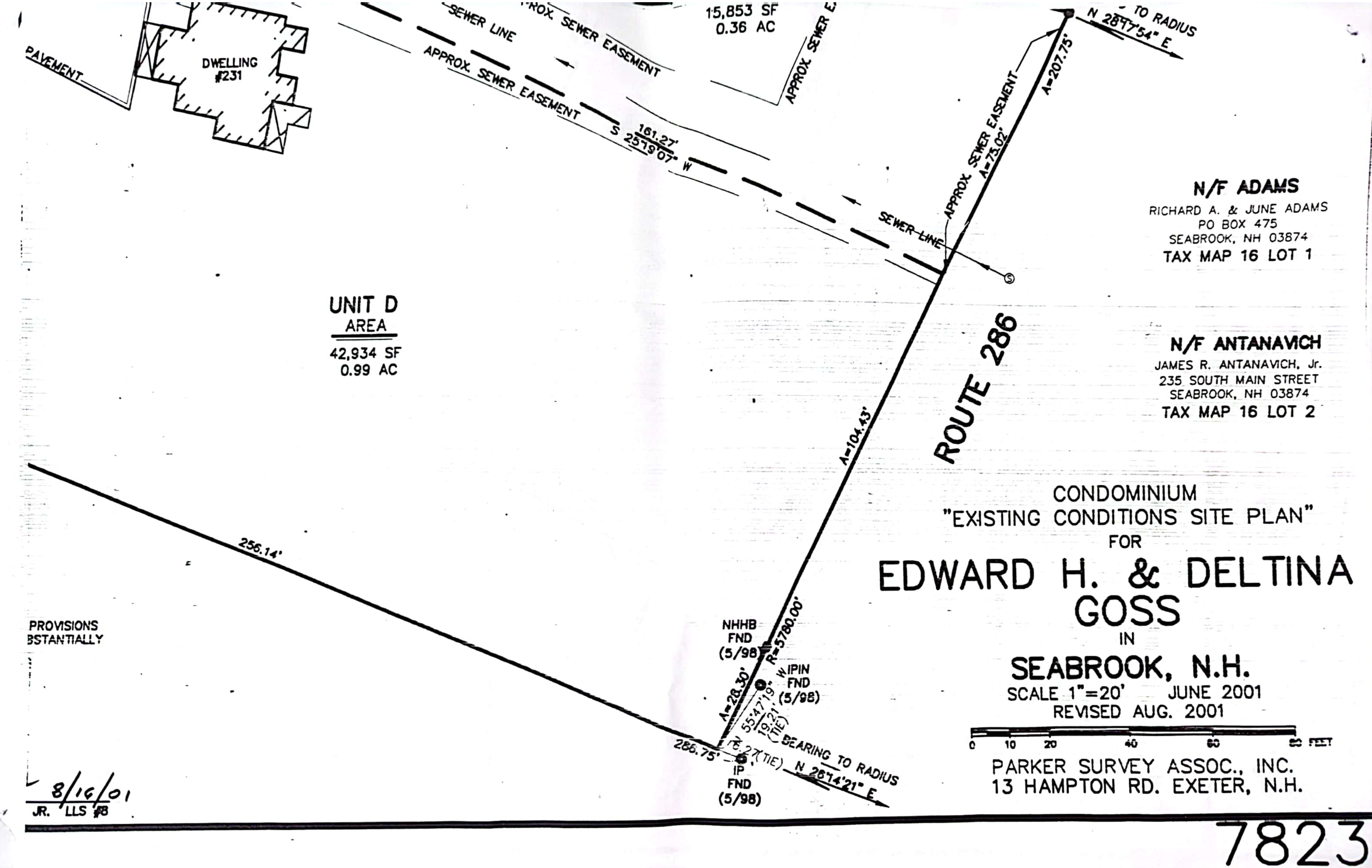
authorized to spend $300

$100 R/O/A From Edward Goss

Todd Goss home 474-7180

3556-2785
3502-2874
3502-1121
3502-1122
3408-2166




15,853 SF
0.36 AC
SEWER LINE
APPROX. SEWER EASEMENT
APPROX. SEWER E
TO RADIUS
N 28°17'54" E
PAVEMENT
DWELLING
#231
APPROX. SEWER EASEMENT
S 25°19'07" W
161.27'
A=207.75'
APPROX. SEWER EASEMENT
A=73.02'
SEWER LINE
N/F ADAMS
RICHARD A. & JUNE ADAMS
PO BOX 475
SEABROOK, NH 03874
TAX MAP 16 LOT 1
UNIT D
AREA
42,934 SF
0.99 AC
ROUTE 286
N/F ANTANAVICH
JAMES R. ANTANAVICH, Jr.
235 SOUTH MAIN STREET
SEABROOK, NH 03874
TAX MAP 16 LOT 2
A=104.43'
CONDOMINIUM
"EXISTING CONDITIONS SITE PLAN"
FOR
EDWARD H. & DELTINA
GOSS
IN
SEABROOK, N.H.
SCALE 1"=20'
JUNE 2001
REVISED AUG. 2001
0
10
20
40
60
80 FEET
PARKER SURVEY ASSOC., INC.
13 HAMPTON RD. EXETER, N.H.
256.14'
PROVISIONS
BSTANTIALLY
NHHB
FND
(5/98)
R=5780.00'
A=28.30'
IPIN
FND
(5/98)
N 55°47'19" W
19.21' (TIE)
BEARING TO RADIUS
N 26°14'21" E
285.75'
3.27'(TIE)
IP
FND
(5/98)
8/16/01
JR. LLS #8
7823